003.0	0005	0023.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	973,600 / 973,600
					USE VALUE:	973,600 / 973,600
					ASSESSED:	973,600 / 973,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
52	-54	VARNUM ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PACHECO MANUEL B-MARIA L
Owner 2:	
Owner 3:	
Street 1:	52 VARNUM ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .114 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Vinyl Exterior and 2860 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4970.000	514,300	4,000	455,300	973,600
Total Card	0.114	514,300	4,000	455,300	973,600
Total Parcel	0.114	514,300	4,000	455,300	973,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 340.42 /Parcel: 340.42

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 3506

GIS Ref

GIS Ref

Insp Date 08/31/17

!349!

PREVIOUS ASSESSMENT

Parcel ID: 003.0-0005-0023.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	514,300	4000	4,970.	455,300	973,600		Year end	12/23/2021
2021	104	FV	490,600	4000	4,970.	455,300	949,900		Year End Roll	12/10/2020
2020	104	FV	490,700	4000	4,970.	455,300	950,000	950,000	Year End Roll	12/18/2019
2019	104	FV	378,100	4000	4,970.	483,700	865,800	865,800	Year End Roll	1/3/2019
2018	104	FV	378,100	4000	4,970.	352,800	734,900	734,900	Year End Roll	12/20/2017
2017	104	FV	353,600	4000	4,970.	307,300	664,900	664,900	Year End Roll	1/3/2017
2016	104	FV	353,600	4000	4,970.	261,800	619,400	619,400	Year End	1/4/2016
2015	104	FV	314,400	4000	4,970.	256,100	574,500	574,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	18:23:07

LAST REV

Date	Time
09/13/17	15:55:11
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 349

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	15362-434		12/1/1983		106,000	No	No		Y

USER DEFINED

Prior Id # 1:	3506
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/8/2000	879	Porch	3,200	C				REBUILD STAIRS-FRO
5/8/1998	298	Manual	6,500					REROOF
6/15/1995	323		12,500					REM KIT/WINDOWS
9/1/1992	418	Manual	3,000					WINDOWS

ACTIVITY INFORMATION

Date	Result	By	Name
8/31/2017	MEAS&NOTICE	HS	Hanne S
5/21/2009	Meas/Inspect	189	PATRIOT
11/1/1999	Inspected	267	PATRIOT
9/23/1999	Mailer Sent		
9/23/1999	Measured	267	PATRIOT
11/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4970		Sq. Ft.	Site		0	80.	1.15	1									455,280						455,300	

Total AC/HA:	0.11410	Total SF/SM:	4970	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	455,280	Spl Credit		Total:	455,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.01713276
Const Adj.:	0.98990101
Adj $ / SQ:	181.235
Other Features:	102503
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	698790
Depreciation:	184481
Depreciated Total:	514309

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	6	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

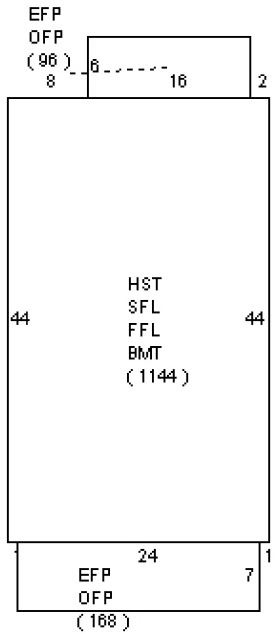
No Unit	RMS	BRS	FL
1	6	4	
1	5	2	
Totals			
2	11	6	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	181.23
Special Features:	0	Val/Su Net:	113.48
Final Total:	514300	Val/Su SzAd	179.83

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,144	54.370	62,200
FFL	First Floor	1,144	181.230	207,333
SFL	Second Floor	1,144	181.230	207,333
HST	Half Story	572	181.230	103,666
EFP	Enclos Porch	264	37.160	9,810
OFP	Open Porch	264	22.520	5,945

Net Sketched Area:	4,532			Total:	596,287
Size Ad	2860	Gross Area	5104	FinArea	2860

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 003.0-0005-0023.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X18	F	AV	1925	20.44	T	40	104			4,000			4,000

More:	N	Total Yard Items:	4,000	Total Special Featues:		Total:	4,000

IMAGE

AssessPro Patriot Properties, Inc